

**Snohomish County Planning and Development Services
Docket XVII Initial Review and Evaluation of Docketing
Proposal to the GMA Comprehensive Plan
March 29, 2013**

Applicant: City of Granite Falls

File: GF2

12-109659-DA

DESCRIPTION OF PROPOSAL

GPP FLUM Designation: Proposed: Public/Institutional Use (P/IU)
Existing: Rural Residential (RR) with Rural Urban
Transition Area (RUTA)

UGA Expansion: Yes – Granite Falls UGA

Zoning: Proposed: R-9,600
Existing: R-5

Acres: 28.62

SITE RELATED INFORMATION

Location: The properties are located east of Ray Gray Road and north of Paradise Lane.

Existing Land Use: The site is undeveloped and contains three parcels. The city owns the two southerly parcels (3 and 20 acres) and the Christian and Missionary Alliance Church owns the north parcel (6.38 acres). The city proposes to expand its existing park, located to the west, to include the city owned portion of the proposal site. The church owned property in the proposal site will be developed as either a church or a retreat facility with trails that would connect to the adjacent future city park.

Adjacent Land Use: West – rural residential development in unincorporated county and city owned parkland within the city limits; North – open space common area tracts associated with a residential development within the city limits; East – Granite Falls sewage treatment plant and privately owned vacant land, all within the city limits; and South – vacant city owned land and a single family residential plat, all within the city limits.

Site Characteristics: The site is vacant with wooded areas in the middle and west portions of the site. The site is slightly hilly in the north portion and there is a moderate slope southward towards the Pilchuck River which is several hundred feet south of the property.

Infrastructure: The site can be served by PUD water and Granite Falls' sanitary sewer.

Critical Areas: A portion of the floodway fringe of the Pilchuck River's 100-year floodplain covers the south one-third of the site. The site also contains several wetland areas.

EVALUATION

PDS shall conduct an initial review and evaluation of proposed amendments and assess the extent of review that would be required under the State Environmental Policy Act (SEPA). PDS shall recommend to the county council that an amendment be further processed only if all of the following criteria are met, except as provided in SCC 30.74.040.

Initial Review and Evaluation Criteria (SCC 30.74.030(1)):

Criterion "a": The proposed amendment is consistent with the countywide planning policies (CPPs), the multicounty planning policies (MPPs), the Growth Management Act (GMA), and other applicable state and federal laws.

Yes. The proposal by the city of Granite Falls to expand the UGA to include 29.38 acres and re-designate to Public/Institutional Use is consistent with the GMA, the MPPs, and the CPPs.

GMA

The proposal was analyzed for consistency with the following UGA requirements in RCW 36.70A.110:

(2) Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

The proposed UGA expansion is consistent with the requirement in RCW 36.70A.110(2) that a city must include sufficient area to accommodate a broad range of needs and uses to accompany the projected urban growth including government and institutional uses. The proposed UGA expansion and re-designation to Public/Institutional Uses would include city-owned land for future public park purposes and church-owned land for future community uses.

(3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve

such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.

Existing public facilities and services, including fire and law enforcement protection, and sewer and water services, within the UGA can be extended to serve the proposed UGA expansion, consistent with the requirements in RCW 36.70A.110(3).

MPPs

The proposal is consistent with the following MPP:

DP-39: Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.

The proposal is consistent with MPP DP-39 which addresses the need to develop parks and open space in order to create more livable communities.

CPPs

The proposed Granite Falls UGA expansion and re-designation from RR to P/IU to include city-owned park land and a parcel owned by the Christian and Missionary Alliance Church is consistent with CPP DP-2 which establishes conditions for expansion of a UGA boundary.

DP-2 An expansion of the boundary of an individual Urban Growth Area (UGA) that results in a net increase of residential, commercial or industrial land capacity shall not be permitted unless:

- a. The expansion is supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110;*
- b. The expansion otherwise complies with the Growth Management Act;*
- c. Any UGA expansion should have the support of affected cities. Prior to issuing a decision on a UGA boundary change, the County shall consult with affected cities and give substantial weight to a city's position on the matter. If the County Council approves an expansion or contraction of a UGA boundary that is not supported by an affected city, it shall include in its findings how the public interest is served by the UGA expansion or contraction despite the objection of an affected city; and*
- d. One of the following conditions is met:*

. . .

6. Schools (including public, private, and parochial), churches, institutions and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans should be located in an urban growth area. In the event that it is demonstrated that no site within the UGA can reasonably or logically accommodate the proposed facilities, urban growth area expansions may take place to allow the development of these facilities provided that the expansion area is adjacent to an existing UGA.

The most relevant CPP for purposes of evaluating this proposal is DP-2. Although the purpose of this policy is to provide guidance for UGA expansion proposals that would result in a net increase of residential, commercial, or industrial capacity, one of the conditions that can be met for expansion applies to uses such as churches and community facilities, in this case parks, which do not increase residential, commercial or industrial capacity.

The P/IU future land use map designation in the GPP is applied to lands used or planned for public or institutional purposes. Lands designated P/IU are not intended to accommodate population or employment capacity within UGAs and, therefore, no land capacity analysis is required.

The proposed UGA expansion is consistent with requirements of the GMA as described in this report. The proposal is sponsored by Granite Falls, which is the city affected by the UGA expansion application.

The proposal is consistent with Condition No. 6 of CPP DP-2(d) for expansion of an individual UGA since the Granite Falls UGA expansion would include city-owned parkland and church-owned property that 1) primarily serves residents within the UGA; 2) is a logical location given the proximity to adjacent city parkland, city services, urban population densities; and 3) is located adjacent to the existing UGA boundary.

Criterion “b”: Any proposed change in the designation of agricultural lands, forest lands, and mineral resource lands is consistent with the designation criteria of the GMA and the comprehensive plan.

N/A. This criterion is not applicable. The proposal will not change any GMA resource lands designation.

Criterion “c”: If the proposed amendment has been reviewed by the planning commission or county council as part of a previous proposal, circumstances related to the current proposal have significantly changed and support a plan or regulation change at this time.

Yes. The area of the proposed plan map amendment was previously reviewed by the planning commission and county council as part of the 10-Year Update of the county comprehensive plan in 2005. Circumstances have significantly changed and support the proposal at this time. The proposed UGA expansion area was previously located within the Granite Falls UGA prior to 2005. At that time, the entire 28.62 acre proposal area was under private ownership. At the request of the city, the county council removed the proposal area from the Granite Falls UGA as part of Amended Ordinance No. 05-074 in conjunction with adoption of the 10-Year Update. Subsequently, the city purchased 23 acres of the proposal area in 2011 for park purposes in order to add this property and the church parcel to the UGA.

Criterion “d”: If the next docket cycle to be set is limited to minor amendments by SCC 30.74.015(2)(a), the proposal satisfies all of the following conditions:

N/A. This criterion is not applicable to the proposal since Docket XVII, the next docket cycle to be set, is scheduled for processing of both major and minor amendments according to SCC 30.74.015(2)(c).

Initial Review of Rezone Requests (SCC 30.74.040):

- (1) The rezone request is for an implementing zone consistent with a concurrent proposed amendment to the future land use map that meets the criteria of SCC 30.74.030.**

Yes. Since the rezone request is for an implementing zone consistent with the concurrent proposed future land use map amendment that meet the criteria of SCC 30.74.030, the proposed rezone is consistent with this criterion.

- (2) Public facilities and services necessary for development of the site, as defined in applicable capital facilities plans, are available or programmed to be provided consistent with the comprehensive plan and development regulations as determined by applicable service providers.**

Yes. Public facilities and services including sewer and water are available to the site and would be provided by the city of Granite Falls.

- (3) Site plan approval would not be required concurrent with the rezone under chapters 30.31A, 30.31B, or 30.31F SCC.**

Yes. A site plan approval would not be required concurrent with the rezone under chapters 30.31A, 30.31B, or 30.31F SCC.

Summary of Consistency with Review Criteria

Consistent with Initial Docket Review Criteria: SCC 30.74.030(1)				Consistent with Rezone Criteria: SCC 30.74.040		
"a"	"b"	"c"	"d"	"1"	"2"	"3"
Y	N/A	N/A	N/A	Y	Y	Y

Recommendation:

According to SCC 30.74.030 and 30.74.040, PDS is required to recommend to the county council that proposed docket amendments be further processed only if all of the initial review and evaluation criteria are met. The city of Granite Falls (GF2) docket proposal **does** meet all of the initial review and evaluation criteria; therefore, PDS recommends that the proposal be further processed.